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**DATE:** September 26, 2000

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services

**SUBJECT:** PROJECT NUMBER PA00-0064-Pacific Bell Wireless, Applicant, Santa Margarita Water District, land owner, 29634 Oso Parkway, Near Las Flores Planned Community

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**I. NATURE OF PROJECT:**

Planning Application PA00-0064 proposes the construction of a wireless communications facility. The facility would be located at an existing pump station operated by the Santa Margarita Water District and located along Oso Parkway near Highway 241. The applicant maintains that personal communication reception in the surrounding area is not adequate and will be upgraded to a sufficient standard with the proposed additions to the site.

The proposed project consists of a 40' tall freestanding monopole with three panel antennas enclosed within an 8' long, 18" diameter cylinder mounted near the top of the pole. The antennas would rise to 43' above the ground and appear as a continuation of the monopole itself. Additional equipment includes one 48" diameter microwave antenna attached to the pole 30' above the ground and two supporting Base Transceiver Station cabinets and supporting utilities located on the ground adjacent to the monopole. The proposed equipment cabinets measure approximately 4'3" by 2'5" by 5'10" high. A third cabinet would house ancillary microwave radio equipment. The entire facility would be located within the fenced Water District property and includes a second 6' chain link fence surrounding the applicant's leased area.

The proposed project is considered accessory to a public/private utility use and is permitted under "Principal uses permitted subject to a site development permit" in the General Agricultural District Regulations. Section 7-9-129 of the Zoning Code allows radio and television antennas to exceed the district building height limit by 10 feet. The proposed height of 43' exceeds the district approved height limit of 35' by eight feet, thereby requiring site development permit approval only. Approval of the request for a site development permit will have no environmental impacts.

There will be minimal visual impact from the equipment necessary to run the antennas as they will be located at ground level and blend with the existing facilities on the site. Light and glare from a proposed service light located approximately 9' above grade on the monopole must be shielded to remain on site. Further, a condition of approval requires the light to be operated only during nighttime servicing or emergency situations.

The project is consistent with the applicable Zoning Code standards. The minor revisions necessary through the conditions of approval can be implemented without substantially altering the site plan. Therefore, the Site Development Permit is approved subject to the findings and conditions of approval attached to this report.

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## **II. REFERENCE**

County of Orange Zoning Code Sections 7-9-55.3 and 7-9-150 “Discretionary Permits and Procedures”

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## **III. CEQA DOCUMENTATION**

The proposed project is Categorically Exempt (Class 3) from CEQA per Section 15303 of the CEQA Guidelines.

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## **IV. CERTIFICATION**

I hereby certify that the subject proposal has been Conditionally approved as noted below.

Thomas B. Mathews

By: \_\_\_\_\_  
C. M. Shoemaker, Chief  
Site Planning & Consistency Management

Date: \_\_\_\_\_

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## **V. APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director, Planning and Development Services on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

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## **VI. APPENDICES**

- A. Findings for Planning Application PA00-0064
- B. Conditions of Approval for Planning Application PA00-0064